

**Subject:** Fwd: PROPOSED COUNCIL MOTION - PICO-UNION HPOZ BOUNDARY CORRECTION, CD-1

**From:** Gerald Gubatan <gerald.gubatan@lacity.org>

**Date:** 2/16/18, 11:27 AM

**To:** roberto.mejia@lacity.org

I earlier sent the full text but attempted to edit. Ken is offering suggested edits. I can take a stab but pretty busy. If you have a chance, perhaps you can take a stab. Let me know what works best. Thanks.

Sent from my iPhone

Begin forwarded message:

**From:** Ken Bernstein <[ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org)>  
**Date:** February 16, 2018 at 9:57:37 AM PST  
**To:** Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)>  
**Cc:** "Kaufmann-Macias, Terry" <[terry.kaufmann-macias@lacity.org](mailto:terry.kaufmann-macias@lacity.org)>  
**Subject: Re: PROPOSED COUNCIL MOTION - PICO-UNION HPOZ BOUNDARY CORRECTION, CD-1**

Gerald,

Thanks for sharing this draft motion with us. Generally, it looks quite good. Our only concern may be that it reads as though the justification for removing this property from the HPOZ is that the building lacks architectural significance and was built outside the Period of Significance, when in actuality, we felt it was justified to be removed to correct an error made during the adoption. The motion could include language to indicate that a review of the HPOZ adoption materials showed that the main commercial corridors were excluded from the HPOZ by intent, with the recommendation that a less restrictive zoning tool to protect those corridors' overall character be considered at a later date. Hope that's helpful.

Ken



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On Thu, Feb 15, 2018 at 11:49 AM, Gerald Gubatan  
<[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Hello Ken, Terry:

I am forwarded a draft Council Motion instucting the Deaprtment of City Planning, in consultation with the City Attorney, to prepare and present an ordinance to remove inclusion of a certain property from the boundaries of the Pico-Union HPOZ.

I am assuming that since the HPOZ was enacted via ordinance, the mechanism to alter the geographical boundaries is to prepare a new ordinance, and thereby repeal the boundaries of the original Pico Union HPOZ boundaries. I wanted to confirm if this is, in fact, the proper procedural mechanism.

Ken, you may recall discussions with representatives of the property at 1330 West Pico Boulevard as well as Jenna Snow, the historic preservation consultant they retained.

We would like to proceed and introduce the Council Motion, referring it to the PLUM Committee.

If you have any comments or concerns, please advise.

Thanks,

Gerald

Gerald G. Gubatan  
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